

Preliminary Assessment Report

Project 3025522, 9820 M L KING JR WAY S

Assessment Completed: 12/6/2016

Project Description: Seeking a permit for an allowed use to recycle waste water and store & sell : topsoil, bark, compost, sand, washed/crushed aggregates, dirt, wood, asphalt, and concrete.

Primary Applicant: [Ato Apiafi](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements

Arthur Thomas Richardson, (206) 684-3655, art.richardson@seattle.gov

SDCI Land Use Requirements

Malli Anderson, (206) 233-3858, Malli.Anderson@Seattle.Gov

SDCI Preapplication Site Visit Requirements

Joe Eckhoff, (206) 233-5034, joe.eckhoff@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Emily Ehlers, (206) 518-4608, Emily.Ehlers@seattle.gov

Seattle Public Utilities Requirements

Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

****The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.****

Existing Public Drainage Infrastructure

Sanitary sewer main location: **M L King Jr Way S**

Sanitary sewer main size: **8-inch**

Storm drainage main location: **M L King Jr Way S**

Storm drainage main size: **36-inch**

Drainage

Infiltration Investigation Required: **No**

This project is in an area that that does not require Infiltration Investigation/Evaluation to meet On-site Stormwater Management, Flow Control, or Water Quality requirements.

Project Type and Drainage Basin

The storm drainage point of discharge (SMC 22.805.020) is located at: **Public storm drain system** M L King Jr Way S

Project Type: **Parcel-based**

Drainage Basin: **Designated receiving water**

Drainage Control Compliance

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per SMC 22.807.020. Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.030.A, 22.805.040.A, or 22.805.050.A. Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

Flow Control Required: **No**

Based on the information provided, adherence to Flow Control Standards is not required for this project.

Water Quality

This project site discharges to a water body that requires treatment (SMC.805.050.D).

Basic Water Quality Treatment Required: **Yes**

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 D). Parcel-based projects with 5,000 square feet or more of new plus replaced pollution generating hard surfaces, or 3/4 acre or more of new plus replaced pollution generating pervious surfaces must provide **Basic Water Quality Treatment**. Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed hard surfacing this project shall: provide a **Basic Treatment Facility** that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

Oil Control Treatment Required: **Yes**

Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed hard surfacing and proposed site usage this project shall: provide an oil control facility that treats the required runoff volume or flow rate from high use designated pollution generating surfaces (SMC 22.805.090 B.1, B.3).

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at **M L King Jr Way S**.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#).

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Public storm drain system.**

SDCI Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

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Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curblines reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT.

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the DPD website (<http://www.seattle.gov/dpd/Codes/>).

Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See CAM 327 for more details.

An arborist report may be required. See CAM 242 for more detail.

Other Requirements: Site is mapped as wildlife habitat, 40 percent steep slope, and potential landslide environmentally critical area (ECA).

Other Requirements

Based on the preliminary application materials, DPD recommends that the applicant visit the Applicant Services Center to receive coaching on the proposed project.

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

Site plan does not show 2' contours.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope

Potential slide

Liquefaction

Fish and wildlife

Earth Disturbance

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

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Street conditions:

Concrete paving

Visible pavement width is: 36 Ft (Eastbound Lanes)

Curb conditions:

Concrete

Approximate curb height: 5 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Road surface is crowned.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

- 1) **all** trees on the site,
- 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
- 3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

Per [SMC 25.11](#) and [DR 16-2008](#), exceptional trees may be located on the site. Clearly label all exceptional trees.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

Inspectors Notes

no additional inspection notes available.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per [SMC 22.170.070](#), [SMC 25.09](#), and [Directors Rule \(DR\) 18-2011](#).

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [25.09.330A](#))

Delineate the clearing limits on the site plan

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)). Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

The site is mapped as liquefaction prone. A geotechnical report is required to address liquefaction potential and, if needed, mitigation (see [SMC 25.09.100](#)).

Site is mapped as being within a fish and wildlife habitat area. The characteristics of the fish and wildlife habitat area will be used to evaluate development within wetlands, riparian corridors, steep slopes, and designated habitat areas

Seattle City Light Requirements

Street/Alley Requirements

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Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to

de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are overhead high voltage lines along M L King Jr Way S.

Easements

SCL power easement over the property exists.

Construction over the existing SCL power easement is not allowed.

Other requirements: City Light has an easement along the south property line of parcel #0323049107. There are overhead high voltage lines within this easement area. Both permanent and working clearances are required from power lines. Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3, (<http://www.seattle.gov/light/engstd/docs2/d2-3.pdf>). Additional plan details are needed for further review.

Notes to Applicant

For SCL-related electrical advice or consultation, please contact your Electrical Service Representative well in advance. Your Electrical Service Representative is: Percy Schlimm, 206-386-1735, percy.schlimm@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction in the right of way.

Based on the scope of your project and the proximity to the lot line a SIP may be triggered by the extent of construction impacts to existing street, sidewalk or alley improvements. If more than 2,000 sf of impervious surface in the right of way will be replaced a SIP will be required.

All private uses of the public right-of-way (ROW) require review by SDOT and may require a Public Space Management Annual permit. Review considerations include the location and purpose of the proposed use, the public interest served by the proposed use, the current and future needs for the ROW. All PSM Annual permits are revocable with 30 days' notice and may require insurance or indemnification. Some private uses may trigger a term permit, which requires City Council approval. PSM permits have an annual fee. Structures in the right-of-way require an annual permit.

Street Improvement Requirements

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Street trees are required. SDOT Urban Forestry recommends providing street trees in a 5'-wide (minimum) planting strip, located between the sidewalk and the curb. If existing conditions preclude the preferred location, street trees can be accommodated adjacent to the right-of-way on private property. Per SMC 15.43.040, private property owners are responsible for the planting and maintenance of street trees in accordance with Standard Plan 100 and SDOT's Street Tree Manual. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14 for design criteria.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410. Reinstall curb at existing curb cut.

Discretionary ROW Improvements

Other recommendations: Site located along a future protected bicycle lane.

SPU Requirements

Based on the information provided at this time, it appears that no street improvements are required. Be advised that it is the applicant's responsibility to seek guidance from SPU should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SPU at

your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).